

MINUTES OF PLANNING COMMITTEE

13TH JUNE 2012

PRESENT:

Councillors Butlin (Chairman), Allen, Mrs Avis, Mrs Bragg (substituting for Councillor Ms Robbins), Ms Edwards (substituting for Councillor Srivastava), G Francis, Mrs Garcia (substituting for Councillor M Francis), Mrs New, Pacey-Day, Sandison, Helen Walton and Wright.

11. MINUTES

The minutes of the meeting held on 23rd May 2012 were approved and signed by the Chairman.

12. APOLOGIES

Apologies for absence from the meeting were received from Councillors M Francis, Ms Robbins and Srivastava.

13. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 29 Weston Close, Dunchurch, Rugby – Councillor G Francis (prejudicial interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being a relative).

Councillor G Francis left the meeting during the item in which he had declared an interest and took no part in the voting and discussion thereon.

14. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 4).

All the representations received prior to the preparation of the agenda and considered by the Committee were referred to in the individual reports.

Subsequent representations also considered by the Committee related to the following applications.

(a) Parish Councils

None

(b) Third Parties

Item 1 – Objection from “Residents for the Protection of Rainsbrook Valley” and further comments (no objection) from Natural England.

RESOLVED THAT – the Head of Planning and Culture be authorised to issue decision notices as indicated in relation to the applications below.

- (a) use of land for crematorium including the erection of a crematorium building, landscaping and associated highway and ground works at land off Moor Lane, Willoughby, Rugby, CV23 8BT (R10/0423) – Councillor Sandison moved and Councillor Walton seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report subject to reason 5 being deleted.
- (b) demolition of existing hotel and associated buildings, erection of a replacement hotel and function facility with associated landscaping and parking at The Woodhouse, Leamington Road, Princethorpe, CV23 9PZ (R11/0876) – Councillor Helen Walton moved and Councillor G Francis seconded that the Head of Planning and Culture be given delegated authority to approve the application subject to referral to the Secretary of State.
- (c) demolition of existing bungalow and garage and erection of two storey dwelling at 42 Lime Tree Avenue, Rugby, CV22 7QT (R11/1632) – Councillor Helen Walton moved and Councillor Wright seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (d) change of use of existing building from retail and residential to a single 5 bedroom dwelling house including the alterations to the existing front elevation (retrospective) at 12 School Street, Wolston (R11/2442) – Councillor Helen Walton moved and Councillor Mrs New seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report..
- (e) siting of 2 no. temporary building units and use for ancillary office and training accommodation at RBC Works Services Unit, 94 Newbold Road, Rugby (R12/0782) – Councillor Helen Walton moved and Councillor Wright seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (f) erection of a part two storey part first floor side extension incorporating conversion of the existing garage at 29 Weston Close, Dunchurch, Rugby (R12/0736) – Councillor Helen Walton moved and Councillor Wright seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (g) erection of 8 detached dwellings and 2 double garages, accessed via existing access from Crick Road at land to the rear of 13-29 Crick Road, Rugby, CV21 4DU (R12/0455) – Councillor Helen Walton moved and Councillor Allen seconded that the Head of Planning and Culture be authorised to refuse planning permission for the following reasons.
 - 1. The proposed dwellings, by virtue of the proposed scale, density and design, including the size and height, would constitute overdevelopment of the site and would have a detrimental impact on the quality, character and amenity of the area, contrary to policy CS16 of the Rugby Borough Core Strategy 2011.
 - 2. The proposals do not include sufficient car parking provision for dwellings of the sizes proposed. This could lead to additional parking obstructing the access roads within the site and is contrary to saved policy T5 of the Rugby Borough Local Plan 2006 and the parking standards contained within the Planning Obligations SPD, March 2012.

The Committee considered that the proposed development would have a detrimental impact on the amenities on both the area and neighbours by virtue of its scale and density. It considered, therefore, that the proposal conflicted with Policy CS16. It also considered that there was inadequate parking which was a direct conflict with 'saved' Policy T5.

15. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

The Committee considered advance notice of site visits submitted at the meeting.

RESOLVED THAT – a site visit be held at Lanny's Lagoon, Stretton-under-Fosse (R11/0519) at a time and date to be arranged.

16. DELEGATED DECISIONS – 4TH MAY TO 24TH MAY 2012

The Committee considered the report of the Head of Planning and Culture (Part 1 - agenda item 6) concerning decisions taken by her during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN